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OLDMAN RIVER RESERVOIR:
RECREATION - TOURISM REPORT
PHASE II

RECREATION DEVELOPMENT OPPORTUNITIES
CONCEPT ALTERNATIVES

Prepared for:

ALBERTA ENVIRONMENT

PLANNING DIVISION

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February 1987

EXECUTIVE SUMMARY

This study was commissioned and directed by the Planning Division of Alberta Environment as part of the environmental mitigation and opportunities plan for the Oldman River Reservoir. The firms of Marshall Macklin Monaghan Western Limited and Wood Bay Consulting Group Limited, Edmonton were retained to undertake the Phase 1: Inventory and Assessment and Phase 2: Recreation Development Opportunity Concept Alternatives reports.

The information contained herein provides an assessment of the recreation-tourism opportunities provided by the Oldman Reservoir based upon its biological and physical capability plus market demands. Ownership of lands and possible developers have not been considered. The information in this report will be presented to the Municipal District of Pincher Creek to assist them in future land use planning.

The report describes three alternative levels of possible recreation-tourism opportunities, namely, low, moderate and high level facility development. Each recreation opportunity concept has been mapped and reflects differences, for example, in shoreland conditions, quality and type of leisure activities, market conditions and the objectives and concerns of government agencies. Through the formulation of alternative concepts, the report identifies the range of recreation-tourism activities and facilities possible at the Oldman Reservoir within the limited number of locations available to meet these requirements.

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1.0 CONCEPTUAL DEVELOPMENT OPPORTUNITIES PLAN

1.1 Introduction

The importance of incorporating proper recreation and tourism planning into reservoir projects is now well recognized in Alberta. There is no doubt that a systematic and comprehensive approach is required if the recreation objectives of government agencies, service clubs, private industry and the general public are to be achieved. The increased demand for shoreland facilities on many of the provinces regulated waterbodies, the establishment of public and private facilities and services on Gleniffer Lake and the effect of a number of years with low precipitation have heightened the need for effective recreation planning of these waterbodies. **The objective of this report is to provide the initial basis for public discussion regarding the timing, type and level of recreation - tourism facilities and activities at the Oldman Reservoir. It is based upon the inventory and analysis completed in the Phase I component of this recreation study.** Ownership of lands and possible developers have not been considered. The eventual concept proposed for the area will be presented to the Municipal District to assist them in future land use planning.

Although Alberta Environment supports a modest level of recreation facility development through its Site Development Program, the Department is concerned that multiple resource use conflicts could affect its ability to manage its water resource mandate. Well recognized conflicts have occurred between shoreland and offshore recreation and non-recreation uses, as well as between downstream users and those situated on the reservoir. These concerns have often been amplified because of the visibility of receding water levels, timing of drawdown, inappropriate planning or management of shorelands and a lack of public understanding of reservoir operations. A reservoir management plan should

effectively outline the recreation opportunities, identify priorities in use, and acknowledge potential conflicts for the operating authority at an early stage in the planning - operating process in order that such problems may be satisfactorily resolved.

Preparation of conceptual recreation opportunity plans for the Oldman Reservoir and associated river valley corridors represents an integration of many resource management, market and programming considerations.[1] It provides an overall framework for decision-making concerned with the types and location of recreational and tourism developments proposed for the Oldman Reservoir and associated corridors. The planning options discussed will provide the direction required by Alberta Environment, other provincial and municipal agencies, private operators and the public to guide future capital investment in recreation facility development and in the resource management of the shorelands, ravines and valley lands. Alternative development sites have been identified and evaluated in terms of various levels and types of recreation activities and facility development. The recreation plan, therefore, strives to integrate a large number of goals, objectives and policies of importance to potential operating agencies, private tourist operations, service clubs and local residents into a co-ordinated program that optimises the "public good" for recreation-tourism purposes.

Three alternative recreation opportunity concepts have been prepared that reflect different levels of development, land use-ownership issues, shoreland conditions, public safety, market conditions, accessibility, quality of recreation opportunity and lost opportunities caused by the flooding. In contrast to plans prepared for other waterbodies, the primary differences in the

1 This report was prepared by D.L. Adams, Project Director, and W. Strong, Senior Ecologist, Wood Bay Consulting Group Limited.

three alternatives are not based on the number or location of sites proposed for development or between typical planning concerns such as linear shoreland versus nodal development. Due to the limited number and area of sites available, the differences in the concepts are based essentially on the level of capital development, markets to be attracted and intensity of use, programming requirements, linkage with other attractions in the region and associated factors such as employment generated. It is very important that the plan ultimately selected be the result of a logical process and reflects not only the immediate concerns of local residents but also long-term benefits to be derived from the range of potential land and water-based recreation market sectors.

1.2 Alternative Plan Formulation

The formulation of recreation concepts involves the synthesis of recreation activity opportunities, resource capability, assessment of alternative sites, reservoir construction activities and operating characteristics and market demand results. The Oldman Reservoir Development Opportunity Concepts (Drawings 1 - 3), as presented in this report for public discussion and evaluation, have as their basic purpose the creation of attractive water-based recreation areas that will:

1) replace lost recreation areas and activity opportunities caused by construction of the reservoir as identified in the Phase I report;
2) increase the quality and supply of water-based recreation opportunities in south-western Alberta;
3) provide facilities and activities to attract non-residents to southern Alberta and to increase the length of their stay in the province; and
4) generate increased employment and economic impact to the region.

The alternative concepts attempt to demonstrate the different scales of potential development as well as the types of activities required in realizing the objectives of a particular development strategy. The strategies vary from a modest scale of development that could meet local objectives, to a much larger scale of development aimed at attracting and holding, on an extended stay basis, resident and non-resident visitors.

It is recognized that certain elements within each alternative and development node may change without seriously impacting upon the objectives of the particular strategy. However, there is a significant interdependence of one recreation development to another within a strategy in establishing particular levels of marketing activity and facility development, to generate desired levels and types of recreation use, and economic activity. Each development node probably cannot operate in total isolation. Should certain developments not proceed or not be undertaken to the level described under each alternative, it could result in the objectives of the strategy being unfilled and potential operating difficulties for those projects established. This situation would be most apparent in Alternatives 2 and 3 where there is a significantly higher level of tourism use projected reservoir-wide, requiring a greater complimentary effect from infrastructure, programming and marketing.

At the modest scale of development, Alternative I is oriented toward enhancing the quality of life of local residents through existing government programs. It requires minimal marketing-promotional linkages with other regional facilities or extensive programming and staff development. In contrast, in Alternative III, the reservoir and associated facilities and programs are planned to be major tourist attractions with high profile special events - programs that emphasize important cultural events and sports interests. Alternative III is designed to attract the traditional water-based markets as well as those having an

interest in specialty activities. It should be noted that Alternatives II and III will be multi-phase, long-term development projects that require a certain "critical mass" to become viable tourism generators for the area. It must be recognized that all three alternatives will require considerable site modification including tree planting and berming to provide shelter and slope modification in beach and marina areas as discussed in the Phase I report. Works involving shoreline modification should be initiated by interested developers prior to the filling of the reservoir.

In preparing the alternative development opportunity concepts or strategies for the reservoir, a number of key elements were considered. Specifically, these include:

* land, shoreline and water resource capability and suitability for recreation activities and facility development (including such variables as slope stability, climate, aspect, water level fluctuation, turbidity, area, etc.);

* market demand for various recreational activities and the potential implications of linkages with other regional attractions;

* market segments with the greatest economic benefit in terms of potential revenue generation and employment opportunities;

* the interest of local entrepreneurs, service clubs, and others residing in the area in terms of the type and scale of facility development;

* private sector versus public sector investments;

* lost recreation opportunities due to flooding that are to be mitigated through this recreation plan; and

* the objectives and concerns of agencies such as Alberta Environment, Alberta Recreation and Parks, Chinook Travel Association and the Municipal District of Pincher Creek.

It is the intent of this document to demonstrate to the reader the range of recreation-tourism activities and facilities possible at the reservoir within the limited number of locations available to meet these requirements.

1.3 Alternative Conceptual Development Opportunity Plans

1.3.1 Alternative I: Low Level Facility Development

1) OBJECTIVE - The primary objective of this alternative is to establish a recreation environment to encourage increased local water and land-based activities with a minimal amount of support services and facility development. Facilities established would be traditional in character and could potentially be undertaken by agencies such as Alberta Environment, Alberta Recreation and Parks or the Municipal District of Pincher Creek. The plan provides a limited number of opportunities for investment by the private sector and generates some potential employment.

   A key objective is that the recreation opportunities lost as a result of the filling of the reservoir be fully mitigated with the establishment of alternative facilities within the planning area (this objective is included in all alternatives).

   Most of the shoreline is to be retained in its natural state with development concentrated at a limited number of sites on the reservoir. The rural character of the landscape is to be retained as much as possible.

2) MARKETS - This alternative is directed toward meeting the needs and interests of local residents and to a lesser extent, regional day and overnight users. The low level of facility development and interpretive services is designed

to meet certain needs of pass-through non-residents rather than attract or hold these markets for any extended period. Opportunities are included for the development of a small cottage subdivision, increasing the potential for some year round use of the reservoir and nearby regional attractions.

3) TYPES OF ACTIVITIES - Alternative I will accommodate the following types of activities:

A) Water-Based Activities - Facilities

a) Power boating - water skiing
b) Sailing - wind surfing
c) River rafting/canoeing
d) River/flatwater fishing
e) Traditional beach activities

B) Land-Based Activities - Facilities

a) Short-term camping
b) Institutional camping
c) Day use area
d) Day hiking
e) Nature trails - interpretation
f) Scenic viewpoints - interpretation
g) Boat launch
h) Historic sites - interpretation

Although this alternative suggests a low degree of development (including intensity of use), it is not meant to imply a low quality of recreation experience. In contract to other alternatives, the activities are to be less structured and more passive in nature. A prime consideration in the development of this alternative has been the limited capital and operating investment required to meet the

mandates of government departments that may be interested in operating the sites (i.e., Recreation and Parks and Alberta Environment).

4) FACILITY/ACTIVITY DESCRIPTION (see Alternative Strategy No. 1)

A) **Riverside Campground and Recreation Area.** This valley bottom facility would be constructed below the outlet structure to help meet existing and projected needs in camping, fishing canoeing, picnicking and interpretation. The facilities proposed for this site would integrate losses suffered from flooding existing recreation sites on the Oldman and Castle Rivers.

The development area would be approximately 20 hectares in area. Final design and level of service provided should be planned to take advantage of the utility services provided to the construction camp and associated roads and borrow areas created during the dam construction period. The fifty unit campground-picnic area would provide for the demands of the average family unit in terms of river access for canoeing-fishing, hiking and open space activities to ensure a quality camping experience.

Because of the proximity of these camping facilities with the Dam Overlook and Recreation Use Area (B), it is important that their planning, design and construction be undertaken in association with that of the dam. Such an approach would provide greater efficiency in terms of site development costs, program development opportunities and provide immediate recreation opportunities once the valley floor is inundated.

B) **Dam Overlook and Reservoir Day Use Area.** A scenic day use area has been identified for the east facing terrace overlooking the lower reservoir and dam (13 hectares). The development would include interpretive-scenic viewpoints (automobile and hiking access), picnic area, swimming beach, boat launch ramps, courtesy boat dock, hiking-cycling trails connecting with the campground, and a fish cleaning station. The scenic viewpoint and interpretive message regarding the dam, etc., would be the prime day use attractions at the east end of the reservoir and potentially link with other regional attractions (Calgary day use and non-resident pass-through markets).

Further detailed analysis is required to confirm any potential safety concerns to the public regarding participating in water-based activities in the general area of the outlet works.

C) **Oldman Day Use Area.** The north shore of the reservoir is restricted in the number of areas capable of supporting day use and extended stay facilities such as campgrounds, cottage subdivision, picnic areas and boat launches. A small site (14 hectares) located near the entrance to the Oldman River is capable of accommodating day use and a limited amount of overnight camping.

It is proposed that this site include a well developed picnic area, boat launch ramp(s), fish cleaning station and swimming beach. It is further proposed that a 3.0 hectare reserve be retained along the east end of the development area for future requirements. Depending upon the final location of east-west roads along the north side of the reservoir and proximity to a north-side highway crossing the reservoir, this site could

become very popular to visitors located north of the Oldman.

D) **West End Sites.** To ensure the future availability of sites with at least a moderate capability to support local-regional recreation facility requirements, two sites totalling approximately 50 hectares have been identified along the south-west end of the reservoir. With appropriate landscaping, these sites lend themselves to the development of institutional camps, cottage subdivision and seasonal short-term camping.

E) **Castle River Recreation Area.** The existing site is a passive day use-camping area with minimal facility development. Following filling of the reservoir, some of the park land may be flooded and the attractive visual qualities of the valley bottom impaired as the reservoir recedes. It is therefore proposed that in the short-term the site be maintained for day use activities and that overnight camping be redesignated to one of the sites on the reservoir. An interpretive trail with appropriate signage describing the effects of the flood waters on the valley bottom ecosystem could be made into an interesting feature of the site.

F) **South Shore.** This attractive location, overlooking the reservoir, is ideally suited for a multi-purpose recreation area. The existing entrance road would need to be maintained and an entrance building established to act as both an administration and security centre for the resort.

The development is primarily directed at the seasonal campground and second-home ownership markets. Approximately 150 full-serviced sites could be

constructed in conjunction with a 30 unit cottage subdivision, establishing a small community and "critical mass" to support a limited commercial and waterfront development. To meet short-term and pass-through tourist traffic, an additional 70 semi-serviced campground sites are included in the concept.

It is recognized that the waterfront area would be the centre of considerable leisure activity and promises to be an important marketing feature. Components would include a day use area, dry beach, marina, and associated commercial concessions with sailboard rentals. Other land-based facilities such as tennis courts may also be provided. The proposal also includes a food concession and handicraft outlet for merchandizing locally produced goods.

Although located below the surrounding uplands to the south, this site would still require extensive mass planting and berming to mitigate the strong westerly winds and produce an aesthetically pleasing recreation environment. Considerable grading would also be necessary in the beach and marina areas prior to filling the reservoir to compensate for the valley profile and drawdown conditions of the reservoir.

G) **Oldman Valley Sites.** Three separate sites located between the dam and the L.N.I.D. weir have been identified as having potential for extensive to intensive use activities. These sites totalling 50 hectares are capable of supporting campground development, picnic areas, fishing-canoe access points and other specialized recreation uses. One of the sites is located on private land while two are situated in the Peigan Indian Reserve. The sites are all well

treed but may be subject to some overbank flow (as yet unconfirmed).

1.3.2 Alternative II: Moderate Level Facility Development

1) OBJECTIVE - The objective of this alternative is to provide an opportunity for a level of facility development and service that will increase the attractiveness of the reservoir for private sector investment that would not be available in Alternative I. Further, it is the intent of this alternative to increase the range of recreation activities, provide more intensive-cost effective use of each site and generate a higher number of annual recreation user days for the reservoir. A key consideration in this alternative is the development of an extended stay image for the reservoir. Therefore, the facilities, activities and services proposed in this alternative have the objective of generating increased travel and expenditures in the reservoir area in contrast to Alternative I which is designed to respond to existing market and mitigation requirements.

2) MARKETS - This alternative is directed primarily at the south-west Alberta market, as well as becoming a potential destination for extended stay visitors from other parts of the province. Some non-resident use from packaged tour bus operators and wind surfers may be anticipated as facilities-programs are implemented to attract people interested in using this level of development. It is anticipated that this alternative could possibly draw users from other local-regional waterbodies.

3) TYPES OF ACTIVITIES - Alternative II will encourage the following types of activities:

A) Water-Based Activities-Facilities

a) Power boating - rentals available
b) Sailing-wind surfing (including special events)- rentals available
c) River rafting-kayaking-canoeing (including special events)
d) River-flatwater fishing (including special events)- services available
e) Marina services
f) Dry-wet beach activities

B) Land-Based Activities-Facilities

a) Camping (short-term, seasonal and institutional)
b) Day use activities
c) Historical-nature interpretation
d) Hiking-cycling
e) Handicraft sales-shopping
f) Cottage related activities

4) FACILITY/ACTIVITY DESCRIPTION (see Alternative Strategy No. 2) - To avoid repetitive statements concerning site descriptions, functions and programs, the descriptions have been consolidated wherever possible.

A) Oldman Valley Park. The proposed recreation area is increased in area to 35-40 hectares in order to accommodate 200 serviced campsites and a trout fishing pond that could also serve as a swimming-beach area. As the prime focal point for many day use and extended stay visitors, a higher level of landscape treatment is envisaged in association with such areas and facilities as the entrance road(s), entrance station, river shoreline access and parking areas, pedestrian-cycling

trails, campsites and interpretive exhibit area. Since this is essentially a completely different environment (i.e., river valley bottom) from the other sites located on the reservoir, it is anticipated that it would receive heavy use from fishermen, campers, swimmers, hikers and visitors from tour buses.

B) **East End Marina and Recreation Area.** This site would be the primary focal point for sailing (trailerable) and power boating at the east end of the reservoir. The facility composition and activities would be similar to Alternative I although the parking area, boat ramps, picnic area, beach and associated services would be designed to accommodate a higher level of use.

C) **North-East Arm: Institutional Camps.** Although the north-east arm of the reservoir has a low capability to support large public types of recreation use, the area is considered capable of accommodating up to two to three institutional camps (probably located along the west shore) where the land-water interface would be relatively small and activities highly programmed.

D) **Island View Park and Institutional Camps.** The development concept for this site remains basically unchanged from Alternative I except for a higher level of landscape and facility treatment in terms of picnic shelters, comfort stations and beach changehouse. Non-designated camping would be permitted. Two institutional camps could be located at this site in order to generate increased capital investment at the reservoir. The camps should be located to the east of the recreation area.

E) **Massacre Butte Park.** This recreation area is designed to accommodate users who plan to stay extended periods. Located on a terrace overlooking the upper end of the reservoir, the site is capable of supporting a 100-unit seasonal campground and a small cottage subdivision of ten units. A beach area, boat launch and floating dock could be located at the east end of the terrace in a sheltered site from the wind and where access is available to the shoreline.

Shoreline grading requirements should be undertaken in the marina-beach prior to filling of the reservoir.

F) **Valleyedge Park.** Located in an attractive area overlooking the reservoir, the site lends itself well to a variety of different types of recreation developments. The northern end of the site could support a 75-unit campground and day use area including beach and marina. The day use area could be especially designed for sail boards (teaching-competitions). On the lower terraces at the south-east end of the development, three institutional camps could be established. This development requires a new road from the west to gain access to the site.

Grading of the beach area should be undertaken prior to filling of the reservoir.

G) **Castle River Recreation Area.** Development concept remains unchanged from Alternative I.

H) **South Oldman Regional Park.** Overlooking the reservoir and Porcupine Hills to the north, this large site is capable of accommodating a range of possible recreational developments. To support the proposed

commercial concessions, a 180-unit seasonal and 100-unit short-term campground is proposed in the protected area at the east end of the development. A public beach, day use area and marina could be located. A cycling-hiking trail could connect the park with the dam site. Establishment of a large seasonal campground may encourage the development of several adult-children programs during the summer season.

Grading of the beach, boat launch and marina areas should be initiated prior to filling of the reservoir.

I) **Riverside Recreation Areas.** The concept for these areas remains unchanged from Alternative I.

1.3.3 Alternative III: High Level Facility and Program Development

1) OBJECTIVE: The primary objective of this alternative is to develop and market various destination recreation centres on the reservoir through concentrated capital investment that would stimulate per trip expenditures through an increase of extended visitation by local-provincial, inter-provincial and U.S.A. market segments. The development of the Oldman Reservoir as a tourism destination within Chinook Country should be viewed as a project to be developed over the next 10 to 15 years, however, it is important to begin this process quickly. The intent of this concept alternative is to facilitate long-term growth and economic impact and unique interpretive attractions and inter-provincial scale sports events. Based on this approach, several development objectives have been identified to guide the strategy which are as follows:

1. Encourage the concentration and development of unique destination land and water-based attractions and events that would have broad market appeal and attract large numbers of visitors to the reservoir and therefore, have a major positive economic impact on the area.

2. Stimulate growth of the local-regional tourism economy through high capital investment in a limited number of resort centres in order to sustain maximum economic benefits with minimum resource degradation and without affecting the water resource management function of the reservoir.

3. Develop facilities, attractions and events that would have a high image value for the Chinook Country Tourist Zone and be a long-term catalyst for future growth in the tourist industry.

4. Develop a tourism infrastructure that is oriented toward the financially committed second home ownership market (cottage - seasonal trailers) and the weekend and the extended stay vacation markets.

5. Develop fixed-roof accommodation, facilities, attractions and programs that are very responsive to the pass-through and provincial destination market segments.

6. Develop facilities and attractions that by their nature would have a significant advertising - market impact on south-western Alberta tourism and where possible compliment the development of other regional tourism generators.

2) MARKETS - Alternative III is designed to capitalize on the major urban markets of Calgary and Lethbridge. In addition, the large spectator events and themed destination resort areas are planned to attract pass-through traffic. It is anticipated that an interpretive centre could be marketed to the packaged tour bus firms in Canada and the United States. Thus, the strategy is aimed at both attracting new non-resident markets and in capturing a greater share of the provincial market.

3) TYPE OF ACTIVITIES - Alternative III will encourage the following types of activities:

A) Water-Based Activities - Facilities

a) Power boating - rental boats available
b) Sailing - wind surfing (including special provincial-national scale events) - rentals and instruction programs available
c) River rafting-kayaking-canoeing (including special provincial scale events) - rentals and instruction program available
d) River-flatwater fishing (including special events) - services available
e) Marina sales and services
f) Paddle boat rentals
g) Dry-wet beach events and general activities

B) Land-Based Activities - Facilities

a) Camping (short-term, seasonal and institutional)
b) Day use activities
c) Historical - nature interpretation (including tours)
d) Hiking - cycling - horseback riding

e) Handicraft sales and production - shopping
f) Motel - lodge accommodation activities
g) Cottage related activities

In this alternative, the Oldman Reservoir is an important recreation destination. Key elements involved in its successful operation would be events programming, market development and a commitment by the public and private sectors to maintain a high standard in the planning, development and operation of its respective facilities.

4) FACILITY/ACTIVITY DESCRIPTION (See Alternative Strategy No. 3)

A) **Oldman Reservoir Recreation Park**. This proposed park is similar in concept to Alternative II with the exception of two areas, namely, the establishment of a large man-made lake in the valley bottom to be used exclusively for swimming and the establishment of an interpretive centre with audio-visual displays and possible tours concerning the paleontological, pre-historic, historic and current basin activities (designed to accommodate in particular pass-through packaged tour bus traffic).

B) **East End Marina and Recreation Area**. This recreation area would be developed in a similar manner to Alternative II although have more comprehensive marina services and food concessions available for the public. An additional feature of the marina would be seasonal berths available for sailing and powered craft. It is proposed that this area serve as a day use facility catering to the demands of campers and people from towns within the surrounding region.

C) **North-East Arm: Institutional Camps.** Concept remains unchanged from Alternative II.

D) **Road's End Park and Institutional Camp.** This campground and day use area have been oriented to short-term visits. There could be 80 campsites with electrical connections. Due to the limited size of the park, the campground would have a moderate to high density of sites.

It is proposed that the day use-beach area cater to the demands of the campers and people from nearby farms and towns. It could include a beach with picnic facilities, changing rooms, dry beach games space, boat launch ramp and parking area and possible points of interpretive value within walking distance. The beach would be unsupervised.

Two institutional camps could be located immediately to the east of the park and have a separate road entrance, beach area and boat launch facilities.

E) **Massacre Butte Park.** Concept remains unchanged from Alternative II.

F) **Porcupine Regional Park.** In this alternative, the site would service both short-term campers, cottagers and day use visitors. The capacity of the campground has been increased to 100-units. A cottage subdivision of approximately 30 to 50 units is proposed to improve the financial resource of this resort development.

Based on the projected mid-week and weekend visitor use, it is anticipated that this resort area would, in conjunction with other areas on the reservoir, be able

to support sailboard and swimming instruction programs. A well-designed recreation area is proposed as part of the day use-beach are and could include baseball diamonds, tennis courts, playground, and sailboard rigging area. The water oriented facilities could include a sand beach, dry beach sunning area, boat launch ramps, marina slips, boat storage area, and lifeguard and diving raft.

G) **South Side Resort and Campground.** This development has been designed with a multitude of land and water-based facilities and attractions to create an interesting destination area capable by its appeal of drawing tourists province-wide. It would be important that the resort, through signage, special events, building design and programs, take on a particular theme to create a strong identity for future tourist development.

To increase the economic viability of the resort community, a 50-unit cottage subdivision and 100-unit-seasonal campground is proposed. Also, to reflect the needs of campers who would come to this area for swimming, windsurfing, etc., activities, a 100-unit high density short-term campground is included in the plan. An area is also reserved for a future lodge-hotel that would be capable of accommodating the requirements of tour bus operators. Due to the intensity and complexity of the proposed development, it is critical in this concept that the circulation system be oriented to pedestrians/cyclists to minimize potential conflicts with auto traffic.

A central feature of the complex would be the establishment of an attractive waterfront. This area could include a swimming bay with sand beach, sunning-

sailboard rigging area, life guard and diving raft, marina including services, boat ramp, rental slips, and concession building.

An attractively designed intensive use sports area is proposed with tennis courts (capable of accommodating regional tournaments), mini-golf course and other playground facilities. It is anticipated that these facilities would be located in a sheltered area close to the waterfront and be connected to the campground-beach-cottage areas through a walking-cycling trail system. An additional open space area could be provided (away from the waterfront) to provide space for other recreational pursuits such as softball, group picnics, etc. for the family cottager-camper.

It is anticipated that the South Side Resort and Campground Complex based on site conditions could become a popular destination recreation area in Chinook Country.

H) **Riverside Recreation Areas.** These areas should remain undeveloped until such time as the reservoir recreation sites are fully developed and demand warrants expansion in the local campground and associated facility base.

I) **Castle River Recreation Area.** The concept for this area remains unchanged from Alternatives I and II.

1.4 Summary

The Oldman Reservoir is somewhat unique in that there are a limited number of sites that have adequate capability to support a recreation - tourism facility base. Further, the combination of draw down characteristics of the reservoir water level and

shoreline conditions will require, in most instances, considerable slope modification for beach development and marina facilities. This work, wherever possible, should be completed prior to filling of the reservoir. Similarly, the dam site is an important location for a campground and day use area because of the infrastructure and services associated with the construction camp and facilities. To maximize the opportunities available in the development of these sites, planning, design and construction should be undertaken in conjunction with that of the dam to minimize cost and take advantage of ongoing construction activities.

Three alternative concept plans have been prepared for the reservoir that reflect a lesser to greater commitment to the growth of the tourism industry in south-western Alberta. In Alternative I, the prime objective is to ensure that the mitigation requirements are met and some public-private development opportunities are provided. Alternatives II and III, through significant capital investment and programming, attempt to capture increased non-resident specialty markets, Alberta travellers and the regionally committed second home cottage-seasonal trailer market.

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